BRIGHTON CITY COUNCIL ORDINANCE

BRIGHTON COMMONS PLANNED UNIT DEVELOPMENT ZONING AMENDMENT

ORDINANCE NO.: 2237

INTRODUCED BY: Edwards

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVING THE BRIGHTON COMMONS PUD (PLANNED UNIT DEVELOPMENT) ZONING AMENDMENT REQUEST FOR AN APPROXIMATELY 7.4 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6^{TH} PRINCIPAL MERIDIAN, BRIGHTON, COLORADO.

WHEREAS, Kreitzer Family LLC (the "Owner") owns a property approximately 7.4 acres in size, located southeast of and adjacent to Bridge Street and 50th Avenue, and more specifically described in **EXHIBIT A**, attached hereto (the "Property"); and

WHEREAS, on February 2, 2016, the City Council approved by ordinance the Brighton Commons PUD (the "PUD) by Ordinance Number 2226; and

WHEREAS, the Applicant, Josh Rowland, LAI Design Group (the "Applicant"), on behalf of the Owner, has requested approval of the Brighton Commons PUD Amendment (the "PUD Amendment"), attached hereto as EXHIBIT B; and

WHEREAS, in accordance to the public notice requirements of the Land Use and Development Code, the City Council of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the Brighton Standard Blade, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the City Council conducted a public hearing on October 4, 2016, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, the City Council hereby finds and determines that the PUD Amendment does follow the intent of the Comprehensive Plan in providing for the future of the City; complies with the requirements of the City of Brighton Land Use and Development Code; addresses a unique situation; complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will

be phased appropriately; and could not be accomplished in another manner.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

<u>Section 1.</u> That the approximately 7.4 acre property, as more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by this reference, is hereby zoned as the Brighton Commons PUD Amendment, as shown in **EXHIBIT B**, attached hereto and incorporated herein by this reference with the following condition:

1) The use of "Gun and Archery Range (Indoor)" in Planning Area 1 is required to be approved by conditional use.

Section 2. That the Zoning Map of the City of Brighton shall be amended to reflect said zoning (PUD).

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS $4^{\rm TH}$ DAY OF OCTOBER, 2016.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade* First Publication: October 12, 2016

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, BY TITLE ONLY, THIS $18^{\rm TH}$ DAY OF OCTOBER, 2016.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the Brighton Standard Blade

Last Publication: October 26, 2016

EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE N½NW¼, SECTION 11, T.1S., R.66W., 6TH P.M., ADAMS COUNTY RECORDS DESCRIBED AS:

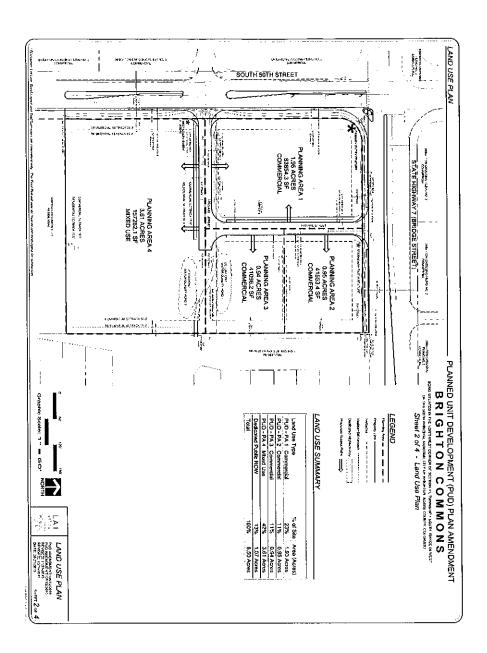
Beginning at the northwest corner north one-half said northwest one-quarter; thence $$500^{\circ}00^{\circ}00^{\circ}00^{\circ}W$ on an assumed bearing along the west line said north one-half northwest one-quarter a distance of 50.00 feet; thence $$89^{\circ}53^{\circ}14^{\circ}E$ parallel with the north line said north one-half northwest one-quarter a distance of 30.00 feet to the true point of beginning; thence continuing $$89^{\circ}53^{\circ}14^{\circ}E$ parallel with said north line a distance of 521.78 feet to a point; thence $$900^{\circ}00^{\circ}W$ parallel with the west line said north one-half northwest one-quarter a distance of \$34.84 feet; thence $$89^{\circ}53^{\circ}14^{\circ}W$ parallel with the north line said north one-half northwest one-quarter a distance of \$21.78 feet to a point 30.00 feet east of the west line said north one-half northwest one-quarter; thence $$100^{\circ}00^{\circ}00^{\circ}E$ parallel with said west line a distance of \$34.84 feet to the true point of beginning;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JUNE 14, 2002, AT RECEPTION NO. C0984087.

COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT BBRIGHTON COMMONS PUD AMENDMENT

City Clerk	Owner Chairperson Mayor	SIGNATURE BLOCKS Certificate of Ownership He has path-appel, long the Dismits and the Developed of the Binning Commission of the Coy displace incomments the Binning Commission of the Coy displace incomments the Coy of Bighton, Causey of Adams, State of Colorect, breathy spores and agrees of a payment of the Development Plan thisDay of	Socials of conjugate with the stage and social regiments are government of the conjugate and social regiments are government and government a	A tota are allurable to Connective topos and stands under under grading plans. Additional permission interactive industed under commercial best unsuggested procedures to consider a control to the connective topos and the proposed business and the of beginning requirements. Latinication of all photos information floatings in proposed business and they of objective requirements. Latinication of all photos information floatings in proposed business is considered publication of the Connect, this successor, and stability, to require the procedure of the Connective toposition of the Connectiv	I PART UP THE COURT INSTANCE MONTH ON THE COUNTER SECTION IN COUNTER THE COURT OF THE COUNTER AND THE COUNTER	LEGAL DESCRIPTION	PLANNED UNIT DEVELOPMEN BRIGHTON BRIGHTON BENGESIMEDIN THE WORTHWEST CORRESPONS OF THE SWITTHWARTH THE WORTHWARTH THE WORTH THE WORT
PLA MENDALENT OFFICE AND	Signature and Printed Name	' ' <u> </u>	PROJECT TEAM	EAST BROWLEY LOUIS Graphic Scale: 1" = 1 000' NORTH	3/M3AV HAD S 3/M3AV HAD S 3/M3AV HAD S 133M1S HAD S 13	VICINITY MAP	PLANNED UNIT DEVELOPMENT (PUD) PLAN AMENDMENT BRIGHTON COMMONS BRIGHTON TO NOT COMMONS BENG STRUCTED IN THE NOTIFICATION TO THE TOTAL TO SECURITY COLORADO OF THE SIGNIFICATION HISTORY, CHANGE COUNTY, COLORADO Sheet 1 of 4 - Cover Sheet



PLANNED UNIT DEVELOPMENT (PUD) PLAN AMENDMENT BRIGHTON COMMONS

BEING SITUATED IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPM, MERIDIAN, CITY OF BRIGHTON, ADMIS COUNTY, COLIGRADO Sheet 3 of 4 - Design Guidelines

.0 STATEMENT OF INTENT

O ALLOWED USES

- ex allowed in Planting Areas 1, 2, 3, and 4.
 Clinic medical and dontal
 Professional and administrative effice
 Pol Services Groomer
 Pol Services Groomer
 Pol Shop (no outdoor kennel)
 Velerinary Clinic (no outdoor kennel)
 Event Center
- toath and filness center tocreation facility (indoor) Studio (dance, gymnastics, arts, etc.)
- Restaurant, toke-out and/or delevery
 Auto aucostroly and supply (conditional)
 Retail Store (fest time 90,000 s.d.)
 Retail Store (fest time 90,000 s.d.)
 Home, indouence and item company
 Home indouences, sowone (depatched)
 Ony chaumeg leasily (conditional)
 Perspensi services

- typps skop, not including vehicles (conditional) hopping conter, neighborhood hild care center hurch and place of worship
- ge, fraternal and social organization hook public, private, parochial hook vecational, trade, business

- lowed only in Planning Area 1
- Coffee stop with cine-cifrosoph
 Restaurani, divelen or driver-brough
 Bank, dive-librough
 Gun and archery range (molpoor)
 Treem, pockal lavinge, or sam
 Convenience stare (including pasoine staren)

- Senior Israrg facility: nursing, assisted, independent Dwalling: multiple Dwalling: residence above behind commercial or office Dwalling: single-family stackhold Dwalling: single-family distacthod
- Usos alloved only in Planning Area 4

- i-slorage vem, cocktad lounge, or bur nyenience store (not including gasoline station)

3.0 SITE DESIGN STANDARDS

Must meat the City of Brighton Design Standards at a minimum por underlying Zone District unless incled below as different or proserved

- Auchitectural Elements Commercial buildings on all purcets shall be draigned in a contomporary architectural style, characterized by the following attributes.
- Flat and parapet cool times and single priched reof lines used to accent toy components of the building
- Design of extentor facades to incorporate multiple siding materials in large fields
- Building entries and front elevations accented with large storefront vandows Architectural dasigns of all commercial buildings shall have similar and complinentary building elements and design themes
- Color and material standards Commercial buildings on all parcels shall ublae contemporary materials and color palelles, characterized by the following stimbules:

Extenor building lacades shall incorporate metal, stone, compnt coard and strocc siding matchais that compliment a contemporary architectural style

4.0 LANDSCAPE REQUIREMENTS Commercial extenor facades shall incorporate similar and complimentary color paleties that enforce a contemporary architectural style

Must meet the Crey of Brighten Dasign Standards at a minimum por underlying Zano District unless issoet below as different or probabilied:

A popular mass will be turchasped with more, shreats and greaters compresed at a low manifestance, and plantament to compliment the anchesporal inference the development is consequently in plantament to anchesporal plantament in making inferenced by tradicional design styles including Promis and Farmithopse verifications.

B before and Semanting

Before and Semanting control and Joaking berg, storage areas and back of house glamests, sold be second of more and a combanilism of flancticage, walls and flances. Additional scorage is exquired at the property boundary botween the installicenteric color and areasonal (proposed and origing).

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where departed would passed to the resist provide;

It a simil of one (11) the part timp-sax ((34) initial beat of public and provide street;
invertigable between the submerks and offers.

2. Principle as neclational one (11) these part timp-sax ((24) initial layer of others frontage
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3. Principle a similar time (10) pandes part time (plus glound cover or great street or governant,
increasing a similar time (10) pandes part time (10) pandes part time (10) pandes are yet

with the schoolect of the school of th

'sontage.

(10) shrubs per tree plus personnel flower beds, groundcover or crowde a mun, of ten (10) shrubs per tree plus personnel flower beds, groundcover or grass lawn. Note, Up to four (4) crummental grasses may be counted fewards meeting the (en (10) shrubs per use requirement.

Downloper shall install all stront trans and ground plane improvements within the legal cell-foliagus part of the public improvements when the site is developed and prior to Certification of Occupancy;

Alaptent is basing Properties (commercial and Mared Use). Between male cate provides out it is not every spitent of 18) lineal feel of society line depression and cate provides a first, sprandover and/or juff areas. A appropriate particle, sprandover and/or juff areas. Between positions (18) lineal heal of property Between Section 22 and 25 areas and properties and properties (18) and provides and provides and provides and provides a first particle particle and provides a first particle partic

4.0 LANDSCAPE, CONTINUED

D. Budery S. Set Landscapes (at Commercial and March (led shall follow the City of Brighton Commercial Delay on pallabors) at a membran 17-48, 17(10).
1. Not lock that shring process, (Selfs) at the building potentiate shall be planted with multi-streamed amountmental stress, hands, permantificents and government. Emphrase should do given to bandscaping allow) the final building elevation as well as any elevation borray of public right-shoulding or diplants residents size.
2. Not, Neckscape are required within each building also and worm the anise devalopment that be reverbed as the commercial and anise of the commercial and anise of the commercial anis

E. Minimum Pilant Sizes, shall follow the City of Beighton mysfaltons at a minimum except that groundcover/personals must be a minimum of a ene-gatine containor.

F. Suggested Plant List is to follow the City of Brighton list of recommended and prohibited species.

Ster Furnalings
 Bioches, train neoplateirs, tree grades, bike racks, biklands and other sed timeshings shall musch the overall activity-curved and design frame.
 Bioches shall be missiled as a minimum of one bearch and one train receptanch per building 3, July also instrainers shall be consistent troughtfoul the development.

4.1 LANDSCAPE BUFFERS

ADJAGENT USE OR PROPERTY	LANDSCAPE BUFFER
COMMERCIAL AND MIXED USE	
Highway 7/Birdge Street (Major Arterial)	25 to ROW
South 50th Avenue (Minor Arterial)	25' to ROW
Internal Access Drives	15' to BOC
Interior Property	5'to PL
Adjacent to Nonresidential	10' to PL
Adjaceni to Residential	30' to Pt

ADJACENT USE OR PROPERTY	LANDSCAPE
RESIDENTIAL	
Highway 7/8/idge Street (Major Arterul)	NA
South 50th Avenue (Minor Arterial)	30 to ROW
Internal Access Onves	15 to 900
Adjacent to Nonresidential	30' to PL

NOTES.
PL = Proporty LinerROW = Right of Way:BOC = Back of Curb



DESIGN GUIDELINES

SHEET 3 OF 4

9.0 LIGHTING 7.0 SETBACKS NOTES: PL = Property Line/ROW * Right of Way/BOC = Back of Curb C. All informal public aironic and pedostrian plaza areas shall ubleto a complementary light fishing with a maximum height of 48'-0". ${\bf 8}$. All off-street parking areas shall be illuminated with overhead lighting with a max hought of $25^{\circ}0^{\circ}$. A. All extends lighting shall be designed as a "family" of oldments similar in architectural character and consistant throughout Birghton Commons development. General: All lighting shall conform to the international "Dark Sky" principle and create a pleasant, ambrent lighting situation for the dovelopment ktud meet the City of Brighton Design Standards at a minimum par underfying Zone District unless sated bolow os difforent or prohibited outh 50th Avenue (Miner Artenal) outh 50th Avenue (Minor Artenal) The second secon hway 7/Bridge Street (Major Arterial) 25' to ROW der property within the Commercial 5' to PL 25 to ROW 30" to ROW 10 to PI 15 to BOC MINIMUM BUILDING SETBACK 15. IP 90C 10 to PL 25' to ROW 5, to 14 PLANNED UNIT DEVELOPMENT (PUD) PLAN AMENDMENT EENG SITUATED IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON ADMIS COUNTY, COLORAGO NOTE: No Parking Any Time' signs will be installed along the no paining side of each piwale sireet. 10.0 TYPICAL STREET SECTION (PRIVATE) **BRIGHTON COMMONS** Sheet 4 of 4 - Design Guidelines DESIGN GUIDELINES SHEET 4 OF 4